



GRASSROOTS
REALTY GROUP

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103, 440 Columbia Boulevard W
Lethbridge, Alberta

MLS # A2231869



\$169,950

Division:	Varsity Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	760 sq.ft.	Age:	1983 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 317
Basement:	-	LLD:	-
Exterior:	Cedar	Zoning:	R75
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Tankless Hot Water, Vinyl Windows		

Inclusions: N/A

Move in ready, with immediate possession available. You can walk to the University, Nicholas Sheran park and pool. Fully renovated main floor suite, with room to grow. This two bedroom unit is in a very well managed complex (great onsite manager, Darlene) a healthy Reserve Fund and professionally maintained buildings. It's shady and cool in the summer, the hot water baseboards mean a consistent warm temperature in the winter. There is a close parking spot with a plug in for the cool months. and the bus route will take you to downtown and the U of L . Bring your pillows you'll want to stay, how soon can you get here?